

LEASE / SUBLEASE OPPORTUNITIES



Fairfax Court

11282 James Swart Circle / Fairfax, VA 22030

Overview

Fairfax Court is a regionally traded shopping center located at the intersection of Lee Jackson Highway (Route 50) and Jermantown Road. The project offers a diverse lineup of restaurants and service oriented uses. Anchored by X-Sport Fitness, Great Wall Supermarket, and Burlington. Up to 26,000 square feet is available for sublease adjacent to Burlington.

Quick Facts

Size & Availability	960 SF (Q1 2025) (Lease) ±26,000 SF (Immediate) (Sublease)
Rental Rate	Negotiable
Net Charges	\$6.35 psf CA& INS; \$2.01 psf TAX (Lease) \$1.80 psf CAM & INS; \$2.63 psf TAX (Sublease)
Major Tenants	



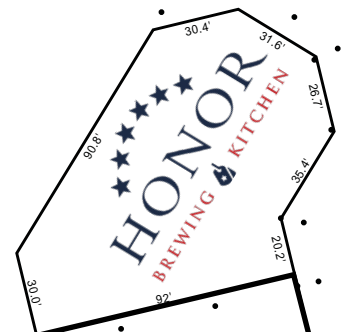
2023 Demographics	1 mile	3 miles	5 miles
POPULATION	17,017	103,063	260,741
HOUSEHOLDS	6,684	37,307	91,442
AVG. HH INCOME	\$145,994	\$169,487	\$193,186
DAYTIME POPULATION	20,843	161,064	304,147
TRAFFIC COUNT	48,000 AADT (Lee Jackson Mem Hwy)	25,000 AADT (Waples Mill Rd)	



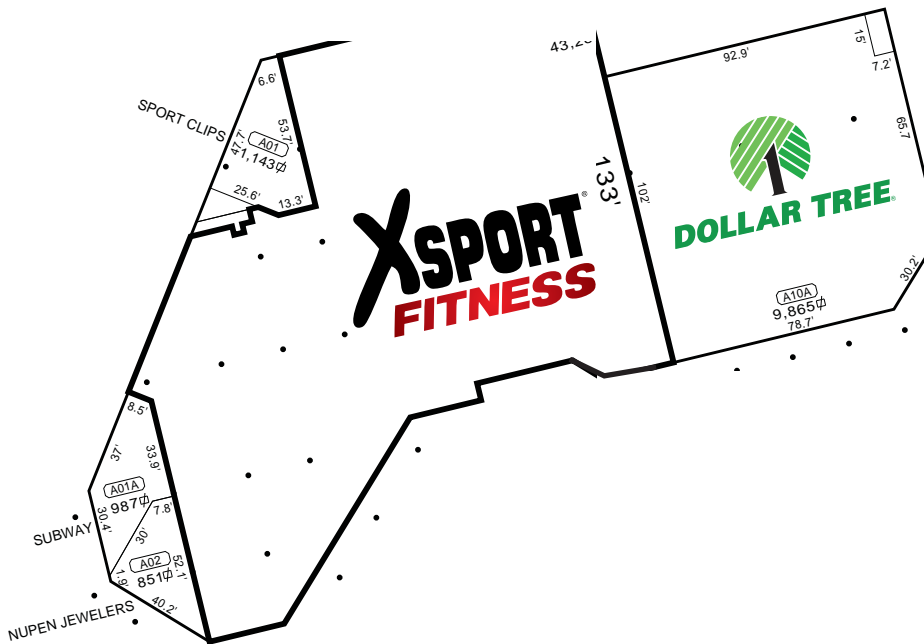
AVAILABLE Q1 2025
960 SF

AVAILABLE
26,000 SF

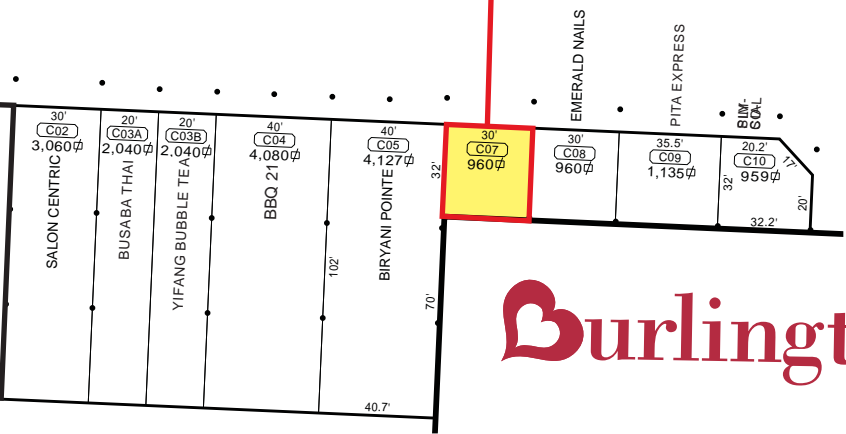
'B' SHOPS



"A" SHOPS

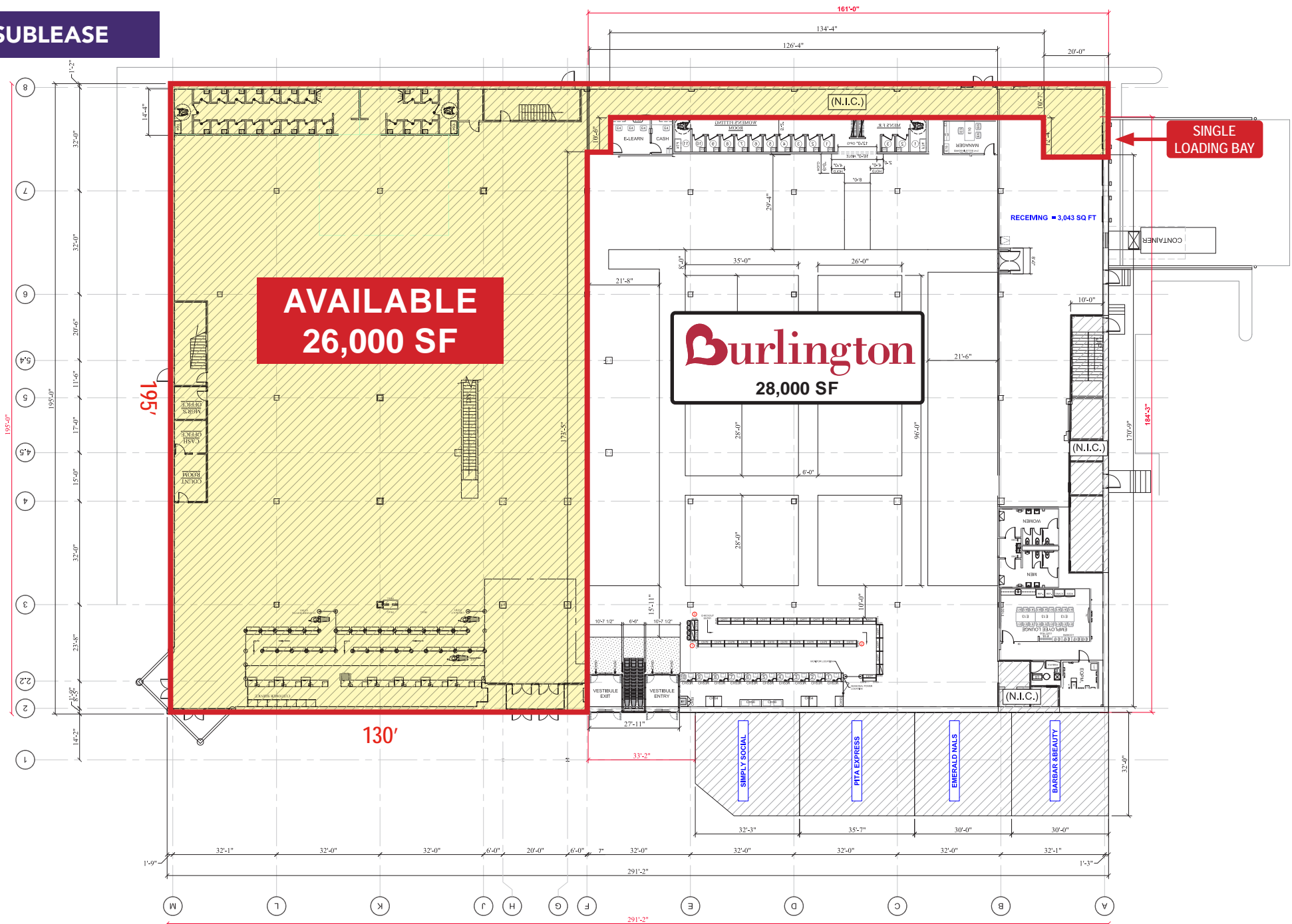


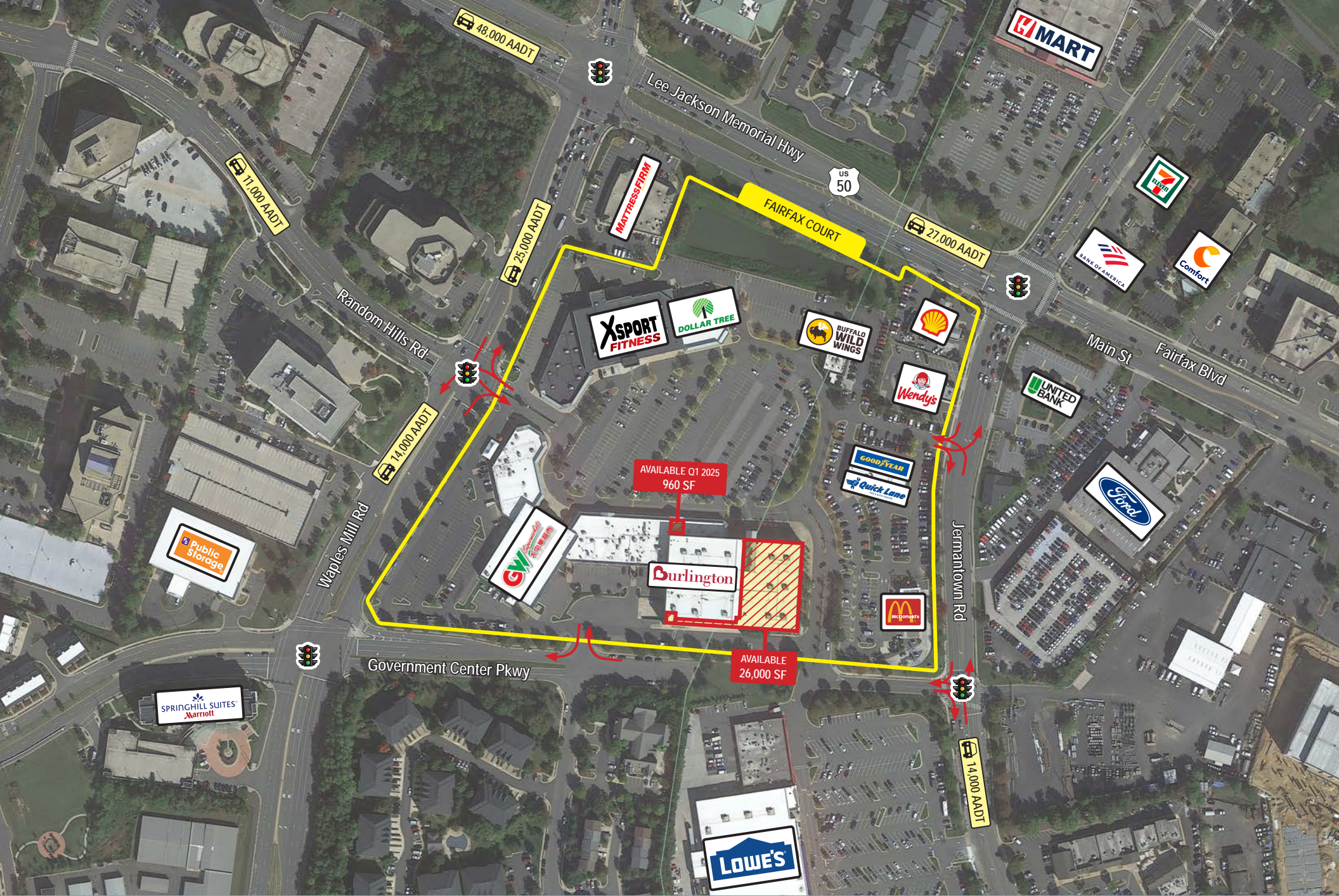
AVAILABLE Q1 2025
960 SF

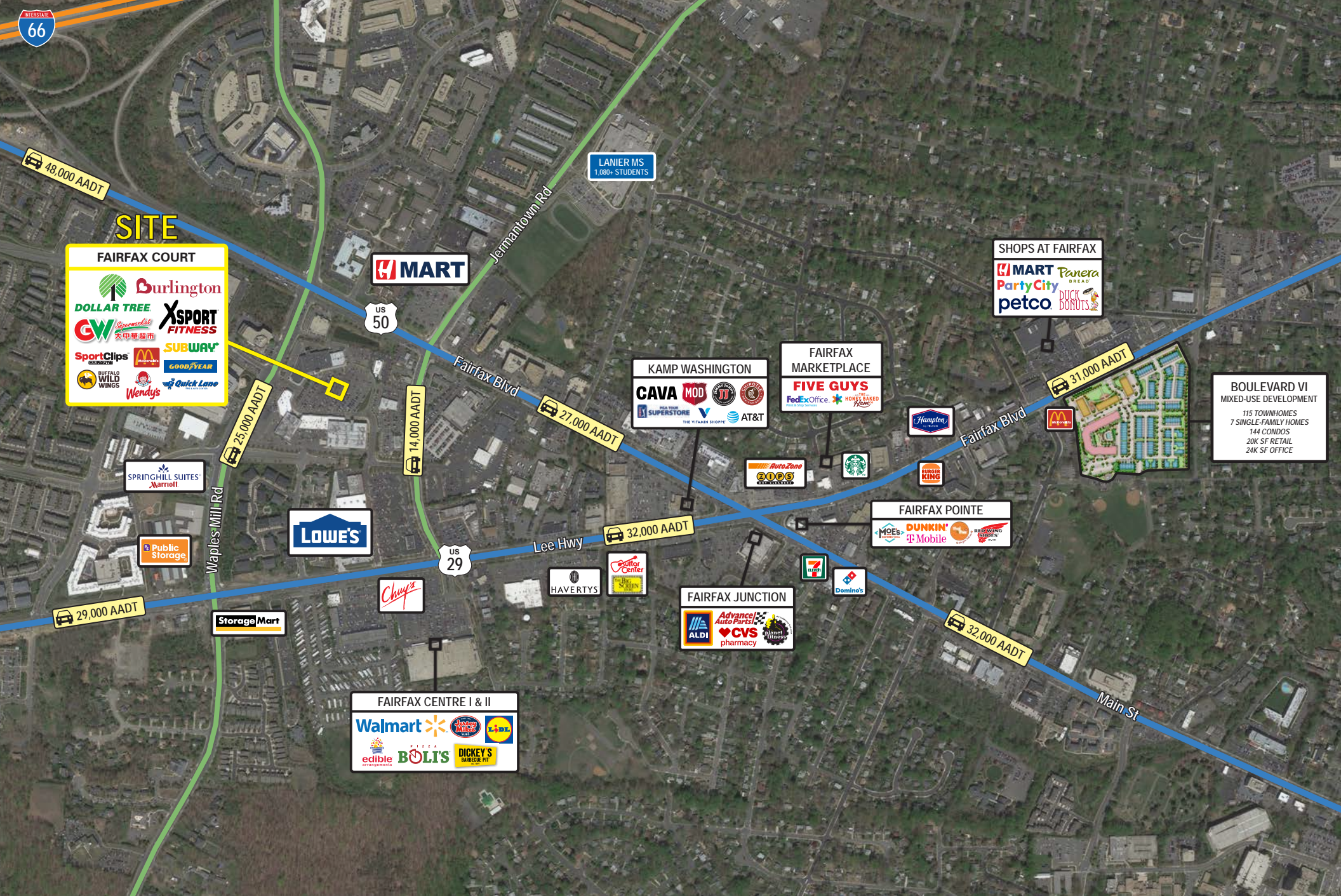


"C" SHOPS










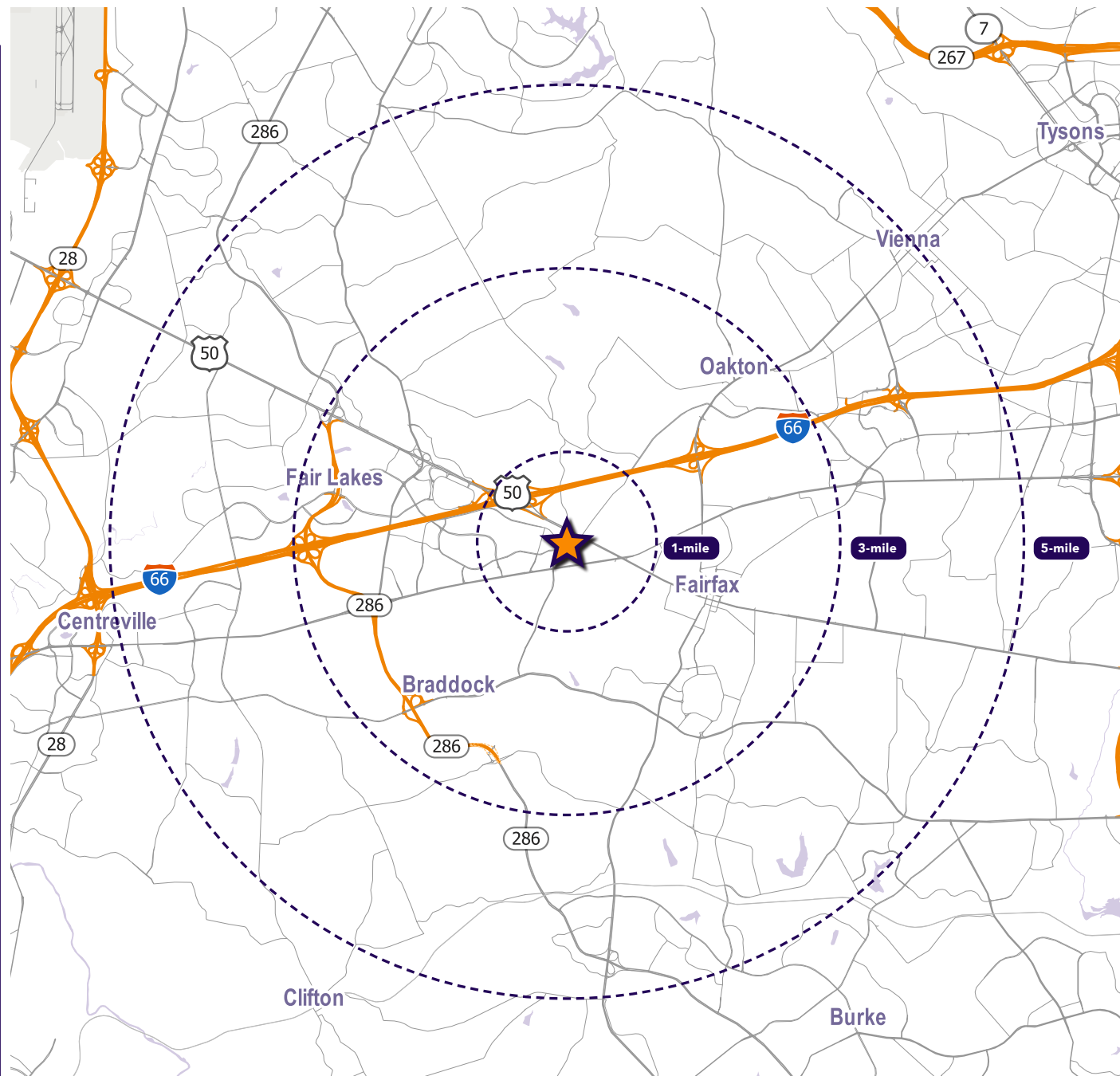
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